



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

Requesting sketch plat review of our sketch plat proposing the subdivision of one existing tract into three new tracts.

APPLICATION INFORMATION

Applicant: Alex Argueta	Phone: 505-200-1089
Address:	Email: alexcargueta@gmail.com
City: State:	Zip:
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.	Phone: 505-896-3050
Address: PO Box 44414	Email: cartesianryan@gmail.com
City: Rio Rancho State: NM	Zip: 87124
Proprietary Interest in Site:	List all owners: Nelson J Lujan and Paulette Baca

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract 93A3	Block:	Unit:
Subdivision/Addition: MRGCD Map 40	MRGCD Map No.: 40	UPC Code: 101405701922632805
Zone Atlas Page(s): K-14-Z	Existing Zoning: R-1A	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 3	Total Area of Site (Acres): 0.2585

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 711 7th Street SW	Between: Stover Avenue SW	and: Atlantic Avenue SW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 07/02/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date:	Fee Total:
Staff Signature:	Date: Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? N/A if yes, indicate language: _____

A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat (7 copies, 24" x 36" folded)
- ___ Design elevations & cross sections of perimeter walls (3 copies)
- ___ Copy of recorded IIA
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal. (7 copies, folded)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ___ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ___ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
- ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

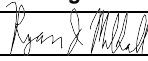

MINOR AMENDMENT TO PRELIMINARY PLAT

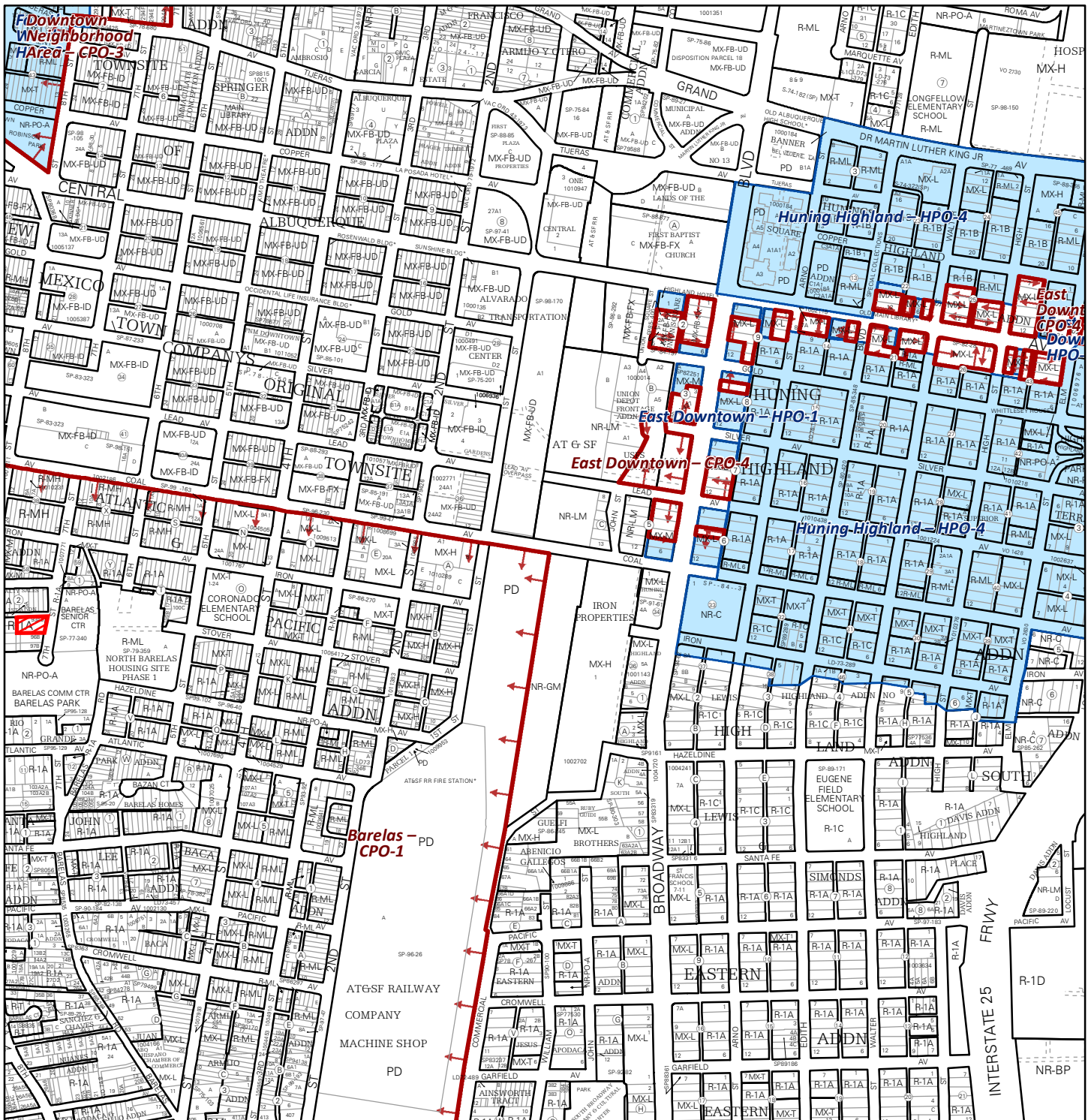
Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ___ Infrastructure List, if applicable

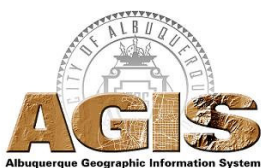
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: 	Date: 07/02/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

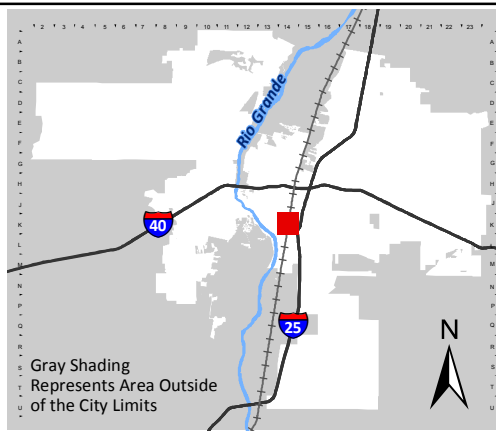


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

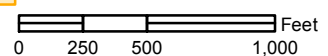


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: K-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

July 2, 2021

Development Review Board
City of Albuquerque

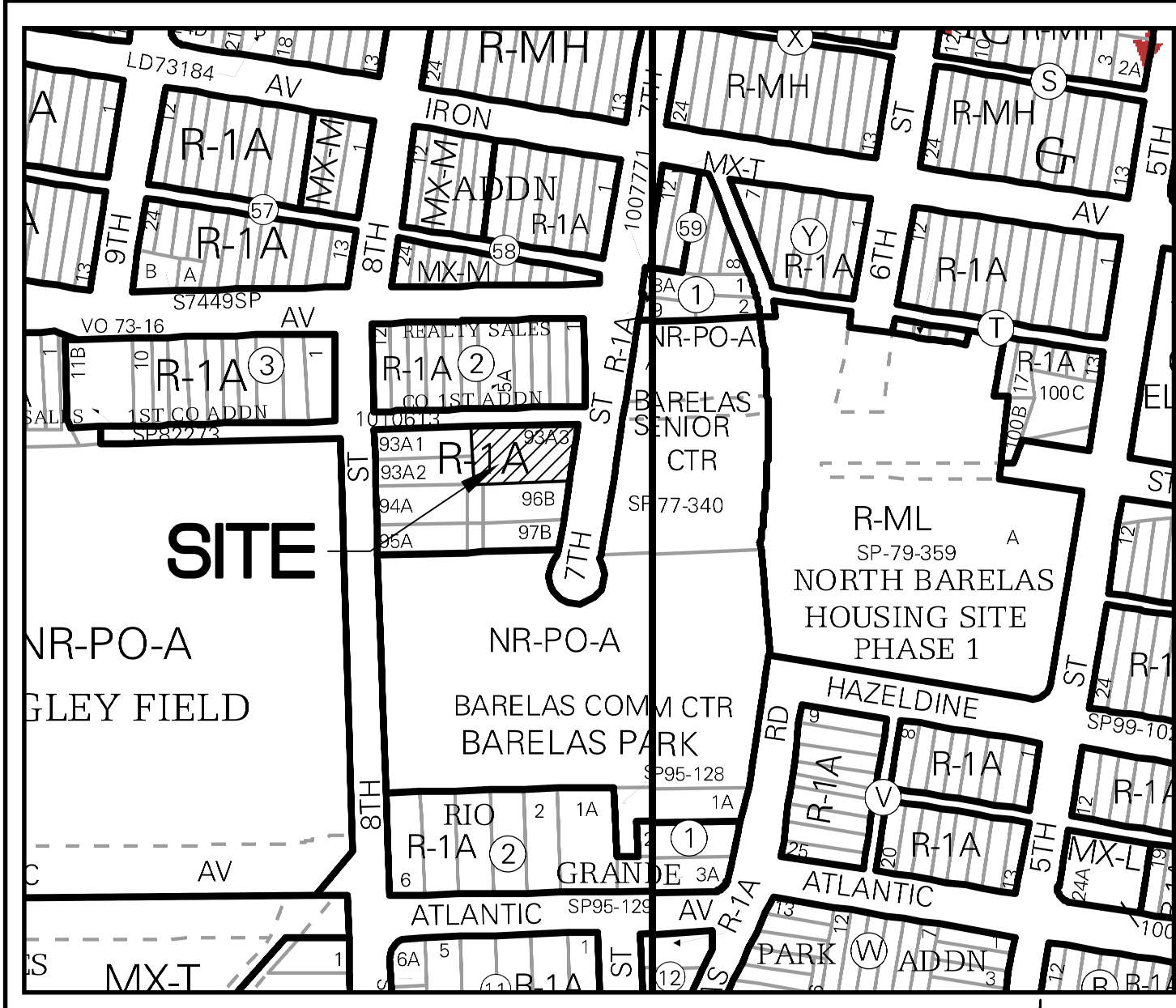
**Re: Sketch Plat Review for Proposed Tracts 93A3-A, 93A3-B, and 93A3-C of MRGCD Map
40**

Members of the Board:

Cartesian Surveys is acting as an agent for Alex Argueta and requests a sketch plat review to create three (3) new tracts from one (1) existing tract by subdivision at 711 7th Street SW between Stover Avenue SW and Atlantic Avenue SW. The property is currently zoned as R-1A.

Thank you,
Ryan J. Mulhall

**Sketch Plat for
Tracts 93A3-A, 93A3-B,
and 93A3-C
MRGCD Map 40
Being Comprised of
Tract 93A3 MRGCD Map 40 and
an Unplatted Parcel
City of Albuquerque, Bernalillo County, New Mexico
July 2021**



Vicinity Map - Zone Atlas K-14-Z

Easement Notes

- 1 EXISTING 6' PRIVATE ACCESS EASEMENT (4/18/2016, REAL ESTATE CONTRACT AS DOCUMENT NO. 2016035195)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.

Line #	Direction	Length (ft)
L1	N 02°58'54" W	44.43'
L2	N 01°57'41" W	44.35'
L3	N 01°57'41" W	14.76'
L4	N 02°58'54" W	14.83'

Legend

N 90°00'00" E MEASURED BEARINGS AND DISTANCES

● FOUND MONUMENT AS INDICATED

○ SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

▭ CONCRETE

▨ BLOCK WALL

—○— CHAINLINK FENCE

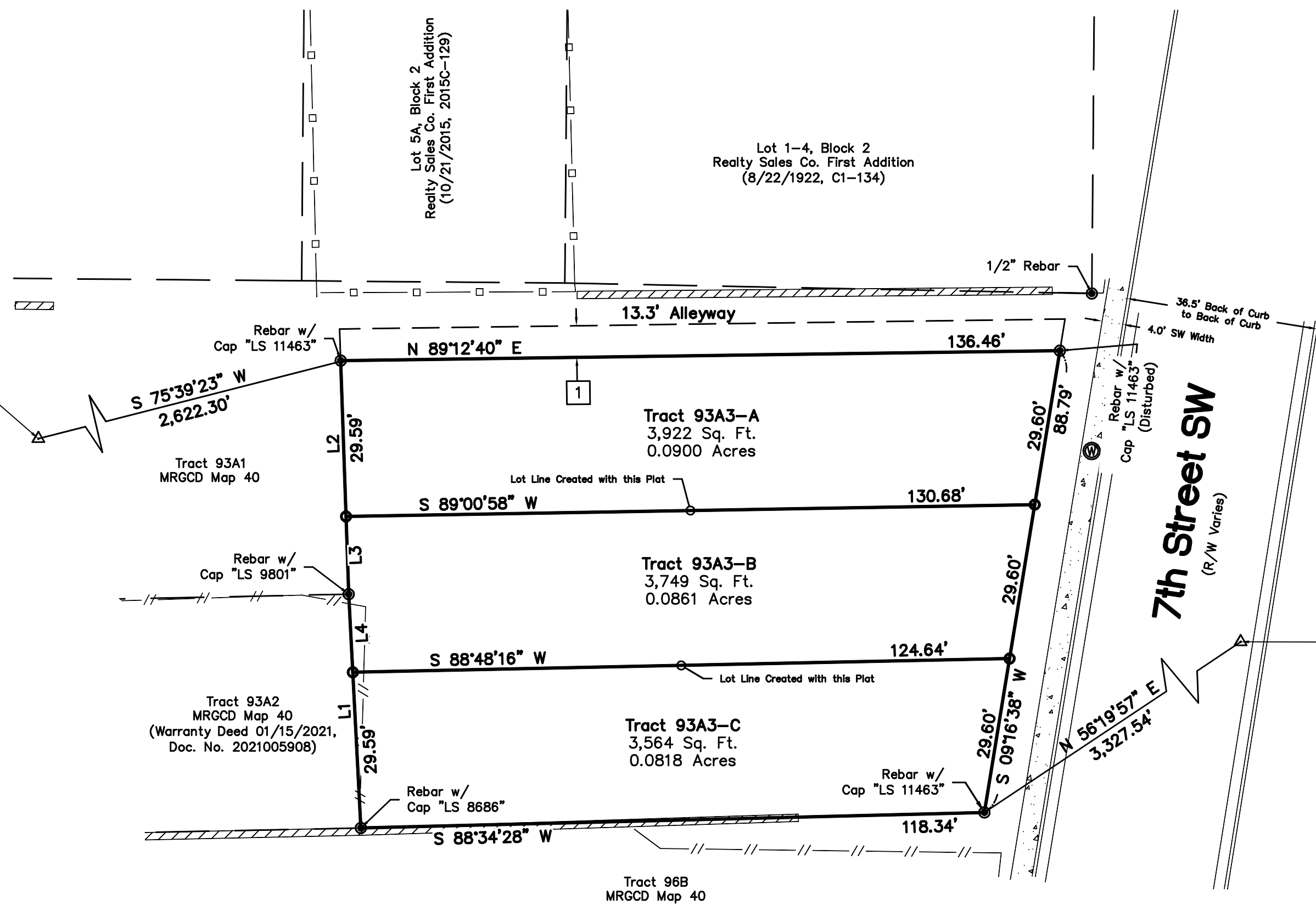
—//— WOOD FENCE

—□— METAL FENCE

⊙ WATER METER

ACS Monument "6_K13"
NAD 1983 CENTRAL ZONE
X=1515142.466 *
Y=1485023.666 *
Z=4959.622 * (NAVD 1988)
G-G=0.999684647
Mapping Angle=-0°14'26.38"
*U.S. SURVEY FEET

ACS Monument "18_K14"
NAD 1983 CENTRAL ZONE
X=1521576.548 *
Y=1486053.605 *
Z=4963.415 * (NAVD 1988)
G-G= 0.999682660
Mapping Angle=-0°13'41.97"
*U.S. SURVEY FEET



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wplotnerjr@gmail.com